

177.0

0006

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,041,200 / 1,041,200

USE VALUE: 1,041,200 / 1,041,200

ASSESSED: 1,041,200 / 1,041,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
89-91		WILLIAMS ST, ARLINGTON

OWNERSHIP

Owner 1:	MORELLA PRISCO R & DAWN M/TR
Owner 2:	PRISCO MORELLA 1997 FAMILY TR
Owner 3:	

Street 1: 89 WILLIAMS ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	MORELLA PRISCO R & DAWN M -
Owner 2:	-

Street 1: 89 WILLIAMS ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

NARRATIVE DESCRIPTION

This parcel contains 7,506 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1974, having primarily Vinyl Exterior and 3180 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 13 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7506		Sq. Ft.	Site		0	70.	0.86	6									451,625						451,600	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							7506.000		588,800		800		451,600		1,041,200							
Total Card							0.172		588,800		800		451,600		1,041,200		Entered Lot Size					
Total Parcel							0.172		588,800		800		451,600		1,041,200		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

1 of 1

Residential

ARLINGTON

 APPRAISED: 1,041,200 / 1,041,200
 USE VALUE: 1,041,200 / 1,041,200
 ASSESSED: 1,041,200 / 1,041,200

Total Card / Total Parcel

1,041,200 / 1,041,200

GIS Ref

GIS Ref

Insp Date

09/08/18

USER DEFINED

Prior Id # 1: 119874

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

13915

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Parcel ID

177.0-0006-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	588,700	800	7,506.	451,600	1,041,100	1,041,100	Year End Roll	12/18/2019
2019	104	FV	462,300	800	7,506.	445,200	908,300	908,300	Year End Roll	1/3/2019
2018	104	FV	461,500	800	7,506.	341,900	804,200	804,200	Year End Roll	12/20/2017
2017	104	FV	433,300	800	7,506.	322,600	756,700	756,700	Year End Roll	1/3/2017
2016	104	FV	433,300	800	7,506.	296,800	730,900	730,900	Year End	1/4/2016
2015	104	FV	394,300	900	7,506.	277,400	672,600	672,600	Year End Roll	12/11/2014
2014	104	FV	394,300	900	7,506.	255,500	650,700	650,700	Year End Roll	12/16/2013
2013	104	FV	410,000	900	7,506.	255,500	666,400	666,400		12/13/2012

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORELLA PRISCO	67641-38		7/19/2016	Convenience	10	No	No		
BENTUBO ROBERT	24407-352		3/30/1994		315,000	No	No	Y	

BUILDING PERMITS**ACTIVITY INFORMATION**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/22/2018	63	Heat App	5,000	C					9/8/2018	MEAS&NOTICE	HS	Hanne S
9/25/2017	1251	Inter Fi	15,000	C					12/18/2008	Info At Door	372	PATRIOT
									1/6/2000	Mailer Sent		
									1/4/2000	Measured	243	PATRIOT
									7/21/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

